
CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

REPORT TO THE WATER COMMISSION

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Prepared by

FROM: UTILITIES DEPARTMENT

Date: December 5, 2014

MEETING OF: December 18, 2014

Department Head Signature

AGENDA ITEM: Consideration of the Revised Stormwater Credit Manual

STATEMENT:

This is proposed to be the second of two meetings with the Water Commission to consider revisions to the Stormwater Credit Manual (SCM). The Credit Manual was adopted by Ordinance No. 2006-17 on July 18, 2006. This meeting is intended as an action item to formally recommend changes, if any, to the SCM for consideration by Council.

RECOMMENDATION:

It is requested that the Water Commission consider a recommendation to Council for approval for the revised SCM.

DISCUSSION:

At the Water Commission Meeting of October 16th, staff presented proposed changes and formatting concerns to the Commission. A number of concerns and observations were noted. Below is a summary of issues and staff responses:

1. *The existing Manual contains excessive mathematical justification. Consider pulling out math.*
Staff response: The math has been simplified and contained within a document that will be provided to Council as back-up materials, but will not be part of the Ordinance. The actual credit amounts are specifically contained within the Ordinance. The City Attorney's Office has determined that this is acceptable.
2. *Consider taking out the application.*
Staff response: The application is part of the supporting documentation and will not be in the Ordinance.
3. *Does this have to be an Ordinance?*
Staff response: The City Attorney's Office recommends an Ordinance.

4. *Clarify partial proportionate credit.*

Staff response: Language has been changed to “prorated”.

5. *Quantify dollar amounts of existing credits and amount of potential exposure.*

Staff response: The following table provides that information on existing credits:

Rate	Type	# of Accounts	Annual \$ Amount
C 9%	25 yr detention	2	\$101
C 19.25%	100 yr det.	4	\$1,285
C 22%	Quality BMP	1	\$2,231
C 68%	Quality BMP	2	\$1,560
R 9%	25 yr det.	1	\$3
R 19.25%	100 yr. det	419	\$3,371
R 29.25%	Det +rainbarrel	12	\$164
R 68%	Quality BMP	2	\$74
R 10%	Rainbarrels	59	\$276
		Total Annual Credit	\$9,465

C=commercial

R=residential

It is difficult to determine specific exposure. However assuming that about 25% of the City was constructed after the year 1990, this would also equate to 25% of the Utility income. Assuming a 15% credit for this proportion, total exposure would be \$50,000 to \$75,000 per year. Obviously, this is an order of magnitude estimate.

6. *Consider impacts of cost recovery on rain barrels.*

Staff response: The cost is \$150 for two 55 gallon rain barrels, or \$1.36 per gallon initial price. The price of potable water is about \$2.50 / 1000 gallons. Rain barrels would need to fill 544 times to break even with the cost of potable water.

7. *Consider eliminating the conservation easement.*

Staff response: There are several developments in the planning stages that would have this option, for that reason, staff is recommending keeping this credit available.

A summary of the document changes and items in your packet for consideration are:

- A staff document entitled “Determination of Stormwater Credit Amounts”. This serves as the back-up document as to how the credits are calculated and applied. This was formerly in the Ordinance itself. The credits are basically the same, some rounding has occurred as the methodology is general in nature. The application is included in this document.
- A draft Ordinance that includes the basic credit amounts.

Summary

The proposed revisions to the SCM are primarily formatting and simplification. Specific credit amounts have not changed except for general mathematical rounding. Credit amounts are typically derived quantitatively, with the exception of residential rain barrels, conservation easements and educational programs. It is anticipated that some conversation related to the qualitative credits, specifically the residential rain barrel credit may occur with Council, as it has with the water Commission.

Attachments:

Stormwater Credit Manual w/ staff comments (as previously provide at the Water Commission meeting of October 16th)

Determination of Stormwater Credit Amounts, December 2014

Draft Ordinance